



**LexAllan**  
**Grove** *Village*

Honeysuckle Cottage Pound Green, Arley, Bewdley, Worcestershire DY12 3LE

*...doing things differently*  
Guide Price £595,000



A BEAUTIFUL THREE BEDROOM DETACHED FAMILY HOME IN THE BEAUTIFUL PARISH OF UPPER ARLEY NEAR BEWDLEY. This property is situated in the hamlet of Pound Green near Button Oak and is approached by crossing a cattle grid onto "The Green" of Pound Green Common and has been lovingly looked after by the current owners for over 30 years. The property is found on the 2nd. right and has electrically operated gates leading to shale driveway providing parking for numerous vehicles which includes a car port for two vehicles, garaging and workshop. The garden continues to front, side and rear laid mainly to lawn with flowering mature borders. To the rear of the property you will find planted vegetable beds and greenhouse. Welcoming porch/sun room, entrance hall, attractive lounge with stone built inglenook fireplace, conservatory, kitchen/diner, Laundry/utility room, three double bedrooms with master en-suite and family bathroom. The property is heated by an oil fired 480k Rayburn which provides cooking/central heating, septic tank and mains electricity with the added bonus of solar panels. DAG 14/3/22 V2 EPC=E













### Approach

Via cattle grid through Pound Green where the property can be found on the right hand side, fore drive leads to electrically operated double gates leading to stone chipping driveway with parking for numerous vehicles, car port for two vehicles, garaging and workshop. The property is surrounded by gardens with mature planted borders. To the rear is raised planting beds, greenhouses and outbuildings.

### Sun room/porch 7'10" x 10'5" (2.4 x 3.2)

Double glazed window to front, patio door to conservatory and door to:

### Entrance hall

Having oil central heating radiator, under stairs w.c. with wash hand basin, doors radiating to:

### Lounge 20'0" x 11'5" (6.1 x 3.5)

Double glazed leaded window to rear and side, feature stone inglenook fireplace with built in multi fuel burner, two oil central heating radiators, t.v. point, beamed ceiling and French doors leading to:

### Conservatory 10'9" x 11'5" (3.3 x 3.5)

Double glazed windows and French doors giving access to rear garden, oil fuel central heating radiator.

### Kitchen diner 19'8" x 11'5" (6.0 x 3.5)

Double glazed leaded windows to front and rear, oil fuel central heating radiator, beamed effect ceiling creating a cottage style feel, open plan entrance to kitchen area having double glazed window to front, one and a half bowl sink with drainer and mixer tap, electric oven and hob, range of oak wall and base units, oil fuel Rayburn cooker 480K providing hot water, heating and cooking facilities, oven, warming plate and two hobs, ceramic tiling to splashback areas.

### Boot room/utility 17'0" x 8'6" (5.2 x 2.6)

Double glazed leaded window to rear and front, door to side, base units, oil fuel central heating radiator, complementary tiling to walls, plumbing for washing machine, control for solar panels.

### Dog leg landing

Having double glazed window to rear, loft hatch with pull down ladder to boarded loft and doors radiating to:

### Bedroom one 11'9" min 13'5" max x 11'5" (3.6 min 4.1 max x 3.5)

Double glazed leaded window to rear and side, fitted dressing table and wardrobes, glazed door leading to:

### En-suite

Having double glazed window to front, vanity wash hand basin, shower cubicle, w.c., fitted storage, oil central heating radiator.

### Bedroom two 11'9" x 10'5" (3.6 x 3.2)

Double glazed leaded window to rear, oil central heating radiator.

### Bedroom three 9'2" x 11'9" (2.8 x 3.6)

Double glazed window to front and side, fitted wardrobes.













### **Bathroom**

Double glazed obscured window to front, corner spa bath, w.c., pedestal wash hand basin, complementary tiling to walls.

### **Garage 18'8" x 15'1" (5.7 x 4.6)**

Up and over door, further door to workshop.

### **Workshop 10'5" x 18'0" (3.2 x 5.5)**

Windows to side, sink with drainer, storage space.

### **Garden**

Having stone chipping driveway to one side, patio area and extensive lawn with planted and raised vegetable borders to rear with outbuildings and greenhouse, further extensive lawn and garden to side and front with mature planted borders.

### **Tenure**

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

### **Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

### **Referral Fees**

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that

they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

### **Council Tax Banding**

Tax Band is D





# Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

*...here's just a few of them*



*Destina by Good Travel - dedicated travel experts*



*fig & favour - modern food emporium*



*Hagley Bridal Studio - exceptional service*



*Our Place - award-winning fish & chips*



*Paddocks - choice cuts from the choice of villagers*



*Robinson & Sproson - professional eye care*



*West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts*



*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*





**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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